



Housing and Community Services Strategic Issues:

Funding

Neighborhood Revitalization

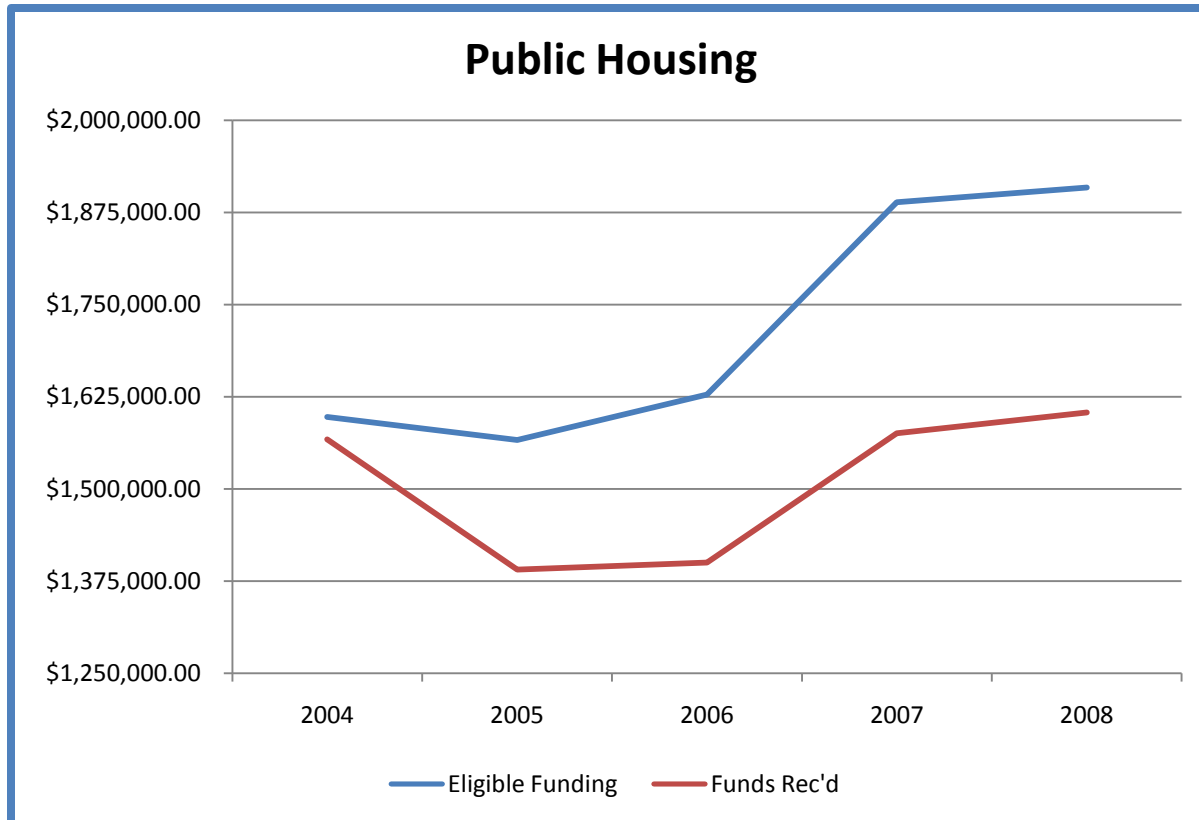


April 1, 2008

Funding

- **Housing & Community Services Department programs are 99.99% federally funded (HUD):**
 - **Public Housing**
 - **Section 8**
 - **Community Development Block Grant**
 - **HOME**
 - **Emergency Shelter Grant**
 - **General Fund**
- **All fund sources are decreasing or remaining static despite increased costs to operate**

Public Housing

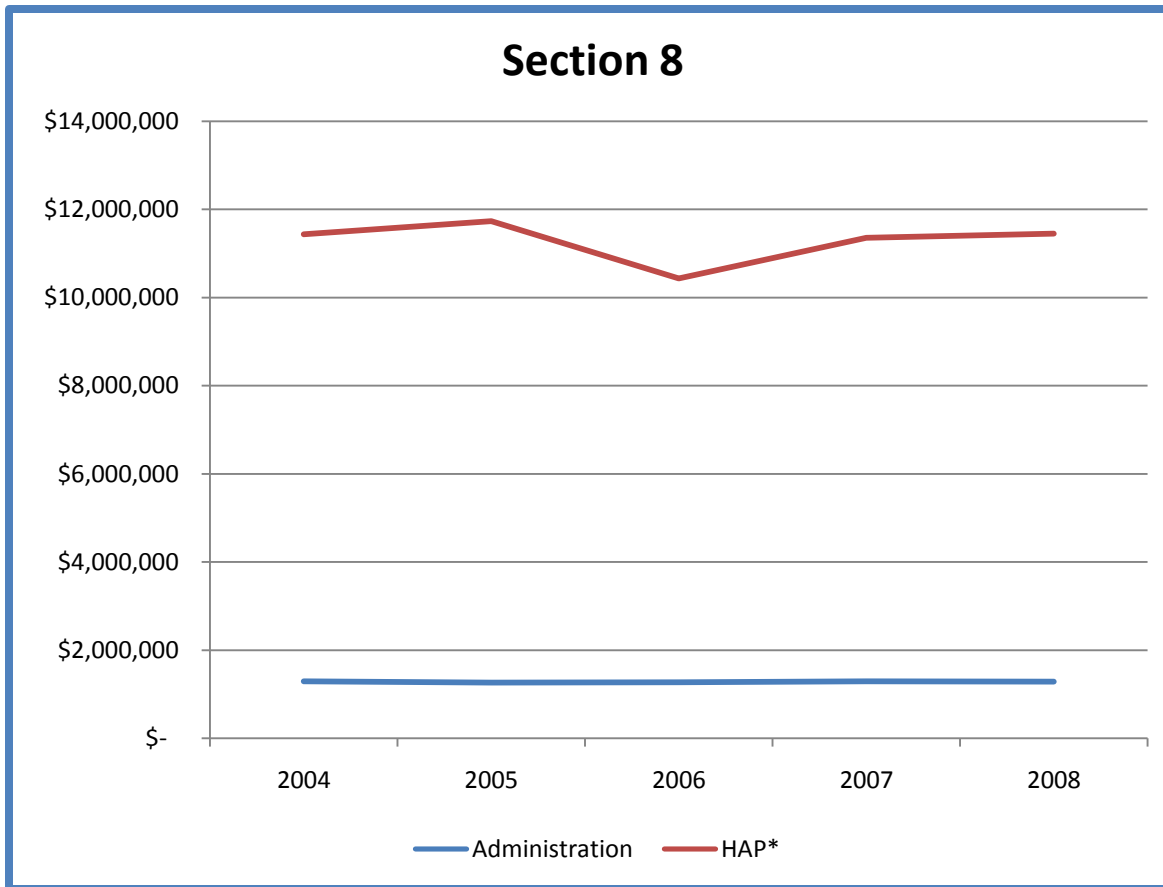


Actual Amounts

	Eligible	Received
2004	1,597,384	1,567,034
2005	1,566,057	1,390,659
2006	1,627,901	1,400,321
2007	1,888,972	1,575,403
2008	1,908,857	1,603,440

Due to reduced Congressional appropriations, HUD allocates only a %age of what they say we need to operate a strong program. Meanwhile Public Housing has a waiting list of 1,259.

Section 8

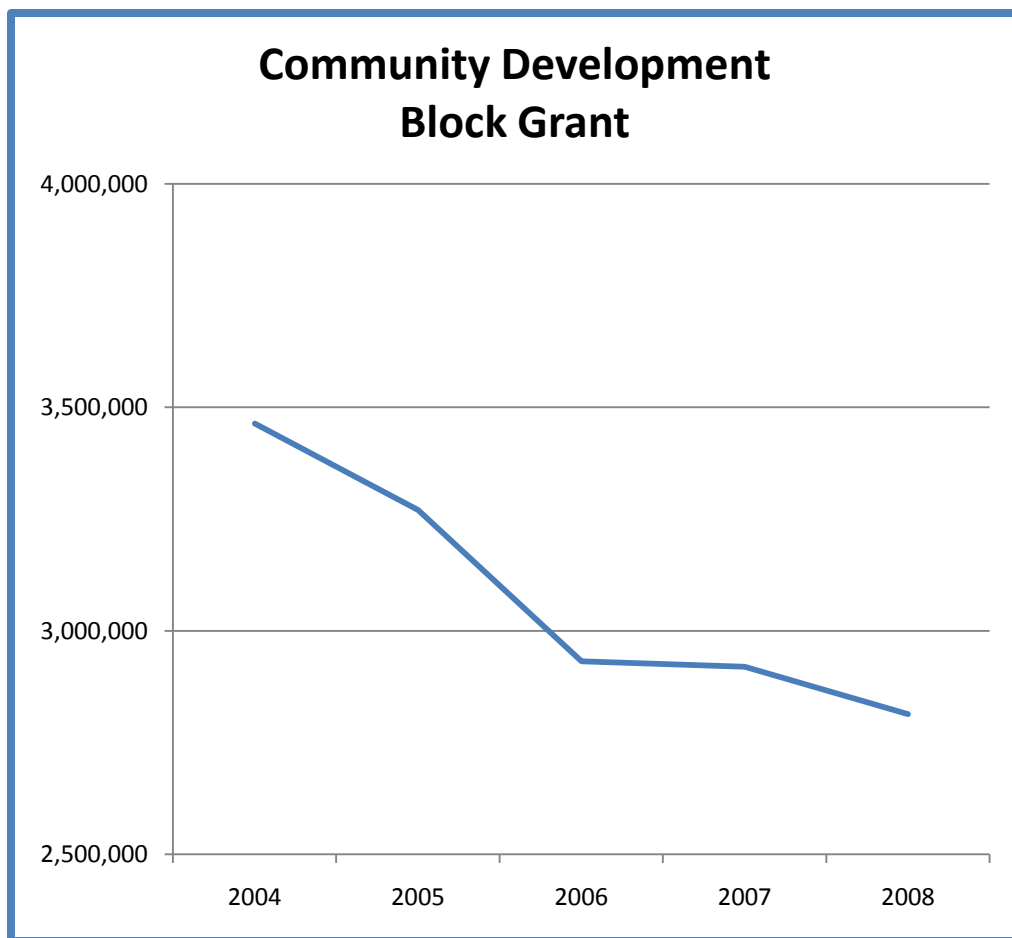


Actual Amounts

	Admin	Rent	Total
2004	1,293,483	11,436,400	12,729,883
2005	1,259,615	11,733,100	12,992,715
2006	1,264,584	10,433,753	11,698,337
2007	1,291,729	11,352,456	12,644,185
2008	1,287,048	11,453,474	12,740,522

The program has 2,449 vouchers. Over 4,000 applications were received from July 16'07 to March 31'08. The application period is now closed.

Community Development Block Grant



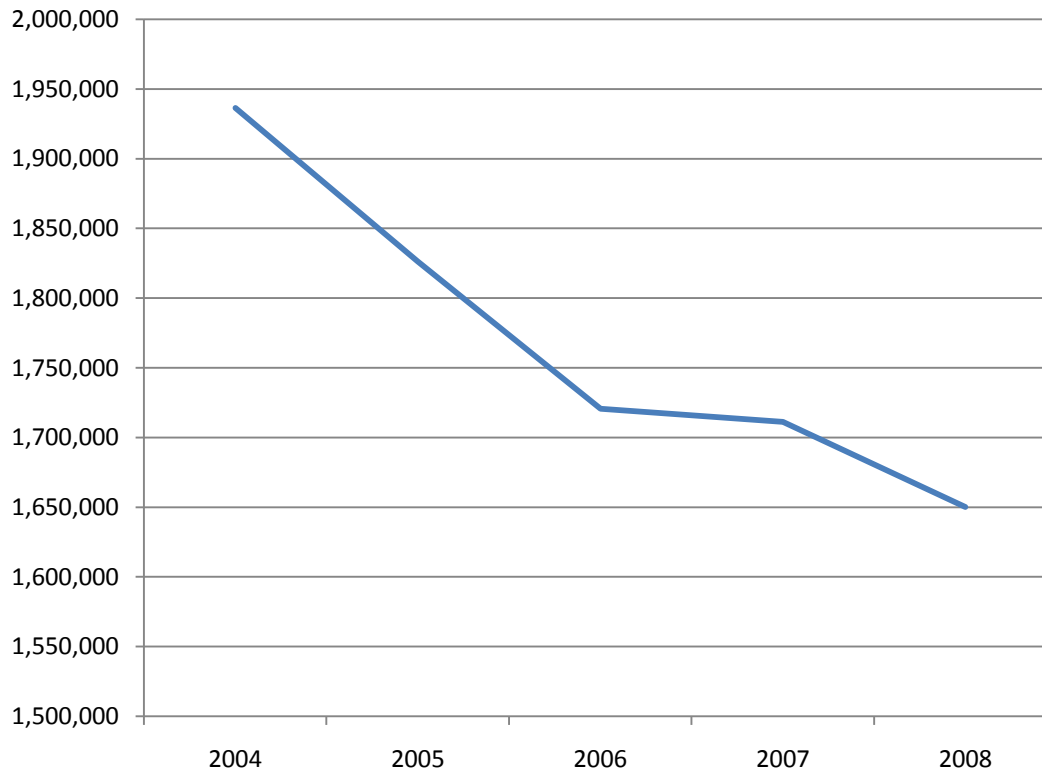
Actual Amounts

2004	\$3,464,000
2005	\$3,270,909
2006	\$2,931,400
2007	\$2,919,233
2008	\$2,813,499

CDBG funds have been used for a variety of community development needs including home repair, sidewalks, dangerous building demolition, park improvements, youth programming, neighborhood assistants, and economic development.

HOME Investment Partnerships

HOME Investment Partnerships (HOME)

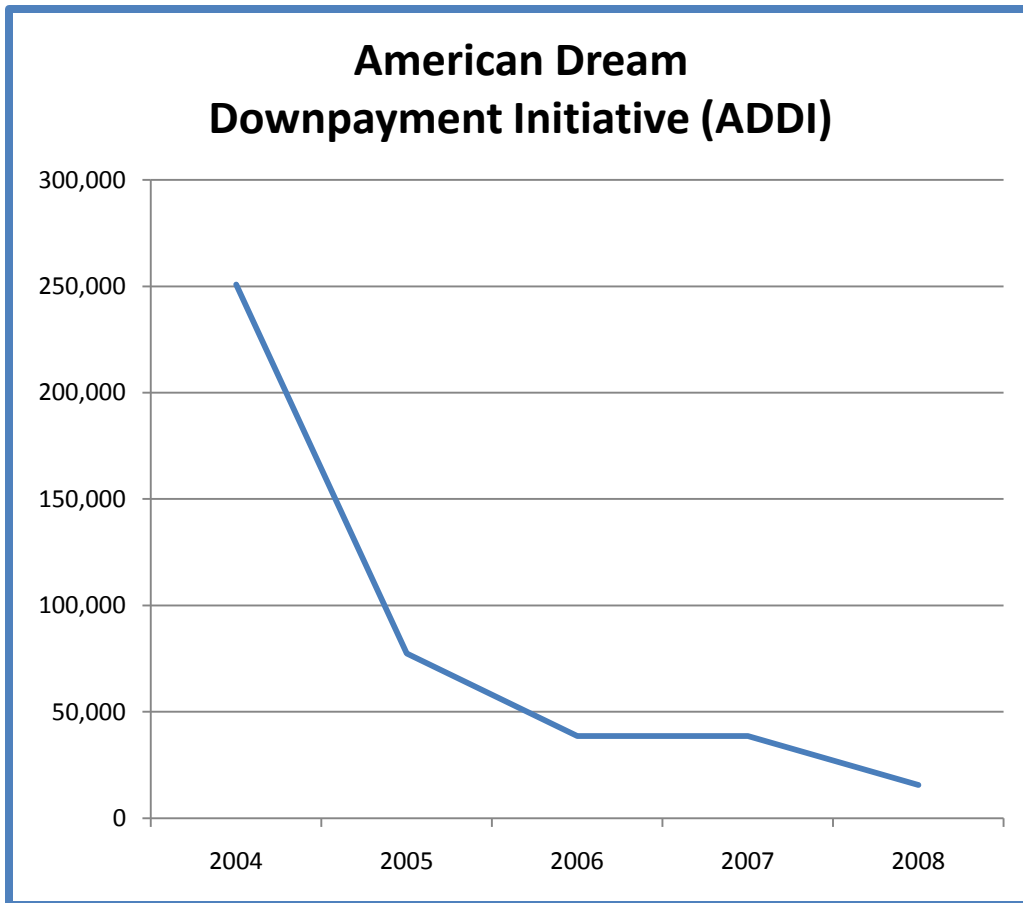


Actual Amounts

2004	\$1,936,372
2005	\$1,826,206
2006	\$1,720,657
2007	\$1,711,267
2008	\$1,650,087

HOME funds downpayment and closing cost assistance loans for first-time homebuyers, development subsidies for new single family home construction, and home repair. In the past HOME has funded rental housing rehabilitation.

American Dream Downpayment Initiative

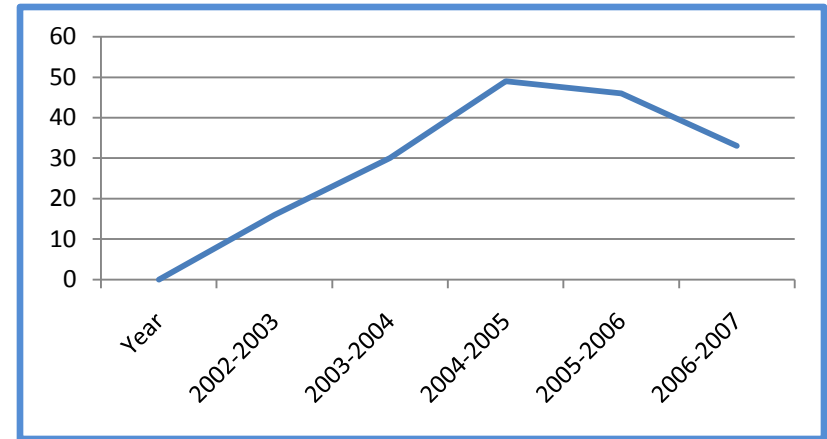
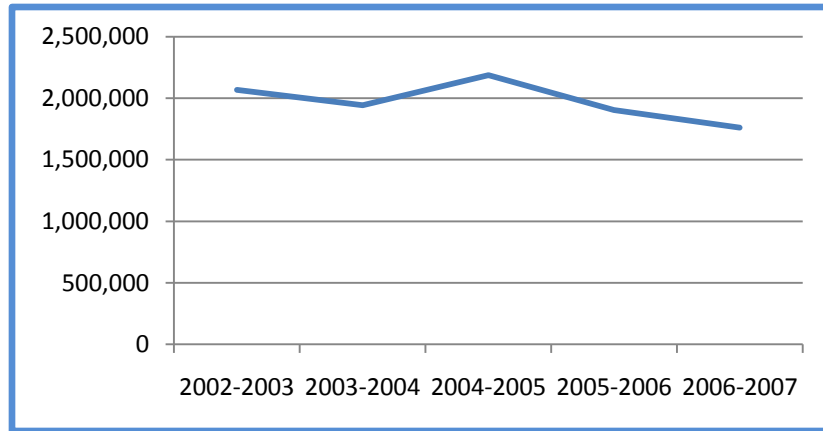


Actual Amounts

2004	\$250,803
2005	\$77,424
2006	\$38,634
2007	\$38,634
2008	\$15,610

ADDI funds are used exclusively for downpayment and closing cost loans; as they have decreased, HOME funds have been used for this purpose – which reduces the amount of HOME funds available for development of affordable housing.

HOME Housing Development



Actual Funding Levels

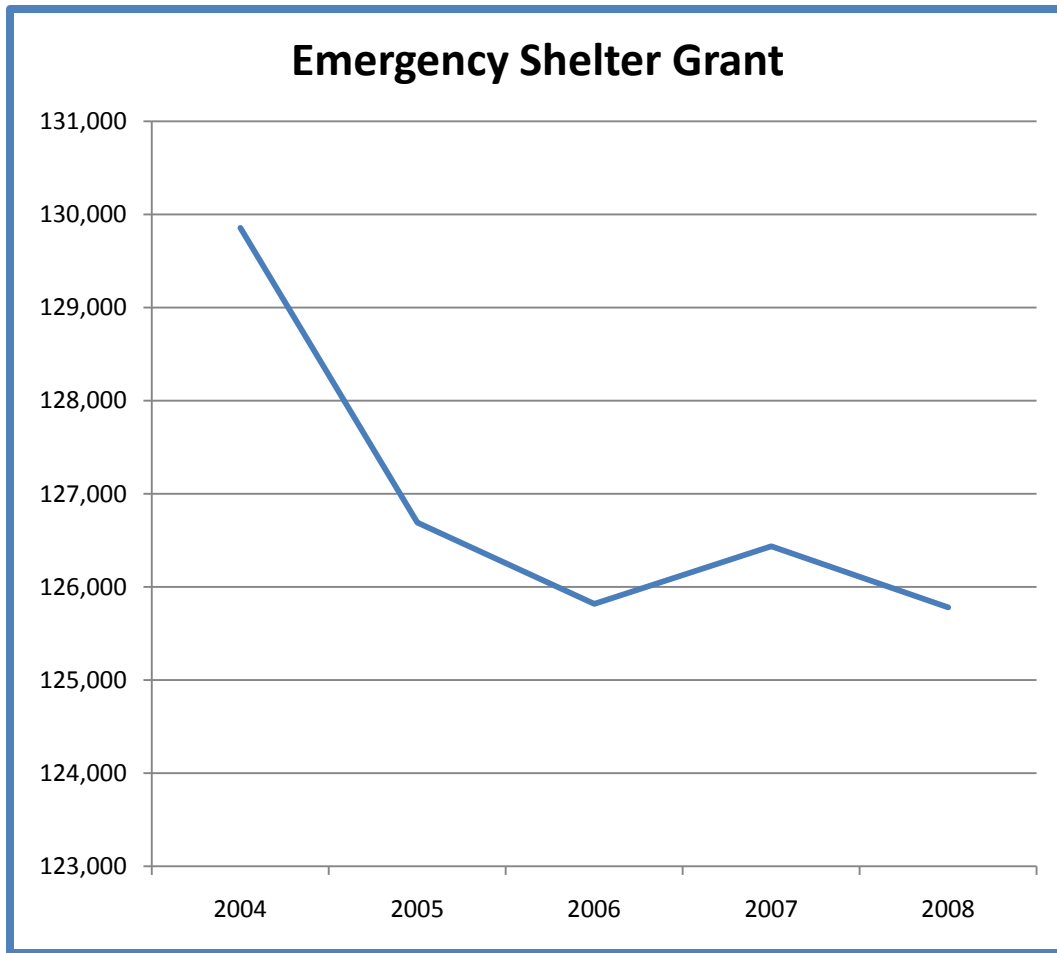
2002	\$2,068,000
2003	\$1,942,056
2004	\$2,187,215
2005	\$1,903,630
2006	\$1,759,291

Actual Housing Units

2002	16
2003	30
2004	49*
2005	46
2006	33

*Includes 15 rental units

Emergency Shelter Grant

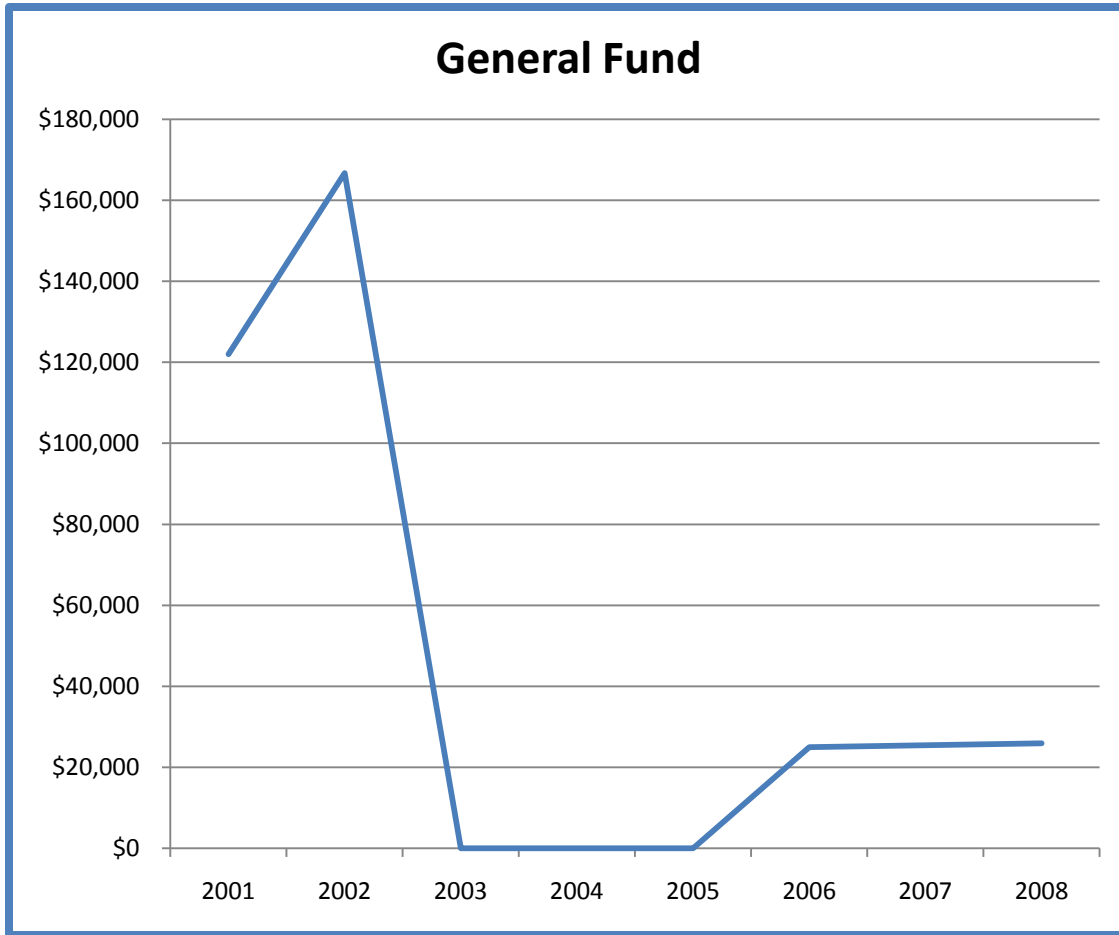


Actual Amounts

2004	\$129,856
2005	\$126,690
2006	\$125,818
2007	\$126,435
2008	\$125,779

The Federal allocations amount to less than \$400 per homeless person in Wichita. The Task Force report determined a need for \$900,000+ annually to implement its recommendations.

General Fund



Actual Amounts

2001	\$121,969
2002	\$166,670
2003	0
2004	0
2005	0
2006	\$25,000
2007	\$25,410
2008	\$25,880

In the past, General funds have paid for the Housing Director and part of another administrative position. In years when General Funds did not cover these positions, the costs have come out of the Department's grant funds.

Needs Are Going Up



- All HCSD programs have waiting lists, or are not actively marketed.
- 2006 Census data reflects 12% of all families in Wichita have income below the poverty level (2005-2006).
- Foreclosures in Wichita are not at critical levels as other cities, but they have increased over the past years; families who lose their homes seek affordable housing alternatives.
- The homeless task force report reflects the need for affordable housing.

Costs Are Going Up



- Operational costs are increasing for the same or reduced level of services.
 - Salaries, benefits
 - Construction materials
 - Replacement costs (copper and aluminum thefts)

What is the City's Responsibility?





- Neighborhood Revitalization is a major issue for Wichita residents and will have a positive impact on the whole community when it becomes a reality in every neighborhood.
- Several City departments are engaged in activities which support revitalization.
- No one department has full responsibility for Neighborhood Revitalization.

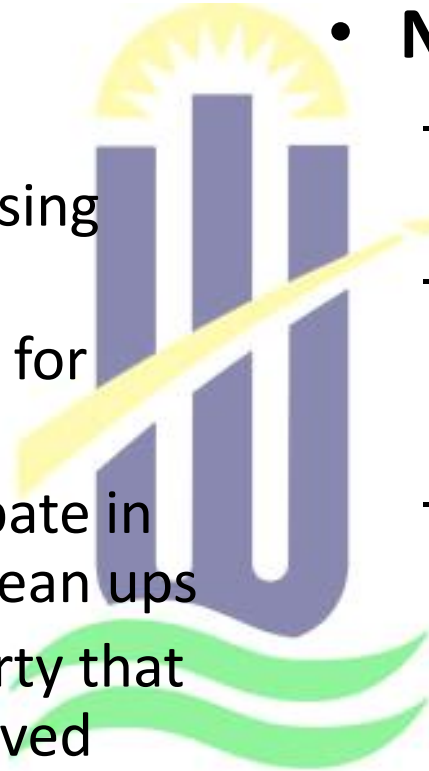
Department Involvement

- **Office of Central Inspection**

- Enforce City housing codes
- Provide referrals for violators
- Plan and participate in neighborhood clean ups
- Condemn property that cannot be improved
- Participate on the START Team(s)

- **Neighborhood Services**

- Engage neighborhood residents
- Serve as referral point of contact for residents in need of assistance
- Provide community education regarding responsible neighborhood living
- Coordinate START Team meetings and activities



Department Involvement

- **Housing and Community Services**

- Provide funds for home repair
- Provide funds for restoring boarded-up properties
- Provide funds for new home construction
- Provide funds for homebuyer assistance
- Participate in and funding neighborhood clean ups
- Participate on the START Team(s)

- **Police Department**

- Assist in neighborhood coordination
- Conduct home security surveys
- Provide security for staff engaged in enforcement activities
- Identify hot spots of criminal activity
- Organize neighborhood watches
- Participate on the START Team(s)

Department Involvement

- **Fire Department**

- Assist in neighborhood coordination
- Identify potential fire hazards
- Provide smoke detectors
- Participate on the START Team(s)

- **Planning Department**

- Create neighborhood plans
- Preserve historical structures

- **Law**

- Advise staff on enforcement actions

- **Municipal Court**

- Apply new penalty provisions



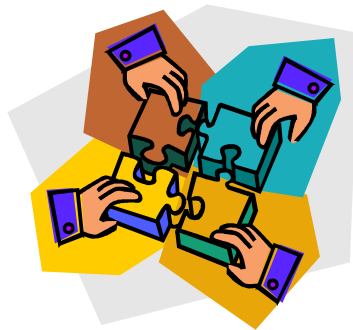
What's Missing?

- **Comprehensive Redevelopment Coordination**
 - To purchase land
 - To maintain land
 - To market land for redevelopment
 - To provide funding support/incentives for redevelopment



Redevelopment Coordination Options

- Create new entity dedicated to community redevelopment, OR
- Assign this responsibility to existing resources
 - **Office of Urban Development**
 - Will require additional staffing support
 - Will require funding for operational support



What is the City's Responsibility?

